



4 Belmont Road Malvern, WR14 1PL

Welcome to Belmont Road, Malvern - a charming Victorian semi-detached house that exudes charm and has a cosy atmosphere. This delightful property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing.

With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or a guest room. The property also features a large kitchen and a recently updated shower room.

An established rear garden and parking for one vehicle to the front of the property complete this super property.

Guide Price £265,000

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Sitting Room

11'8" x 10'10" (3.56 x 3.32)

A UPVC double glazed entrance door with glazed fanlight above leads into the cosy Sitting Room with open fire set into a painted brick surround with wooden mantle and tiled hearth. Bookshelves are inset to the chimney breast recesses. Dado rail, radiator, double glazed window to front and an opening leads to the Inner Hallway.

Inner Hallway

Radiator and staircase rising to the First Floor Landing.

Dining Room

3.58 x 3.17

The sizeable Dining Room has a deep under stairs storage cupboard, radiator, bamboo flooring, dado rail and large opening into:

Kitchen Breakfast Room

12'1" x 11'8" (3.70 x 3.57)

The well proportion Kitchen Breakfast Room is comprehensively fitted with a range of green painted base and eyelevel units with coordinating work surface over, tiled splashback, and stainless steel one and a half bowl sink unit with mixer tap. Electric cooker point with stainless steel hood above, space fridge freezer, plumbing for washing machine and space for a further under counter appliance. Wall mounted Vaillant combination gas central heating boiler, bamboo flooring and double glazed patio doors leading directly to the rear garden creating a sense of connectivity to the outside.

First Floor Landing

From the Inner Hall the staircase rises to the First Floor Landing with double glazed window to side, radiator, linen storage cupboard and doors to all rooms.

Bedroom One

10'11" x 11'7" (3.33 x 3.54)

Double glazed window to front, radiator, hatch to loft space and built-in over stairs wardrobe with hanging rail.

Bedroom Two

8'3" x 10'4" (2.54 x 3.15)

Double glazed window to side, radiator.

Bedroom Three

6'4" x 12'1" (1.94 x 3.69)

Double glazed window to rear with rooftop views, radiator.

Shower Room

The Shower Room was recently refitted and has a fully tiled shower enclosure housing Mira mains shower, pedestal wash hand basin with tiled splashback and low-level WC. Heated towel rail, mirror fronted wall mounted cabinet, extractor vent, spotlights and obscure double glazed window to rear.

Outside

To the front of the property is hardstanding, suitable for one vehicle and access to the side of the property.

To the rear of the property is a paved patio seating area with gated side access and sleeper edge step leading to the lawned garden beyond. The lawn is flanked by well-stocked shrub and floral borders with a step stone path leading past raised vegetable beds to a further paved area to the end of the garden which is currently home to chickens. The garden is enclosed by a combination of timber fencing and brick walls.

Council Tax Band

We understand that this property is council tax band B

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Freehold

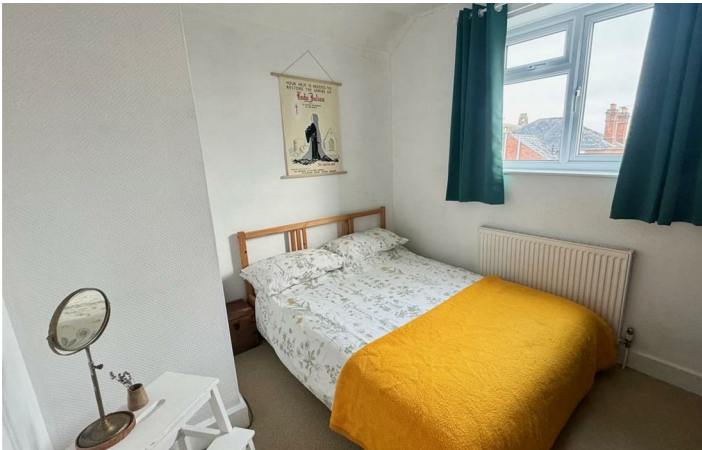
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations

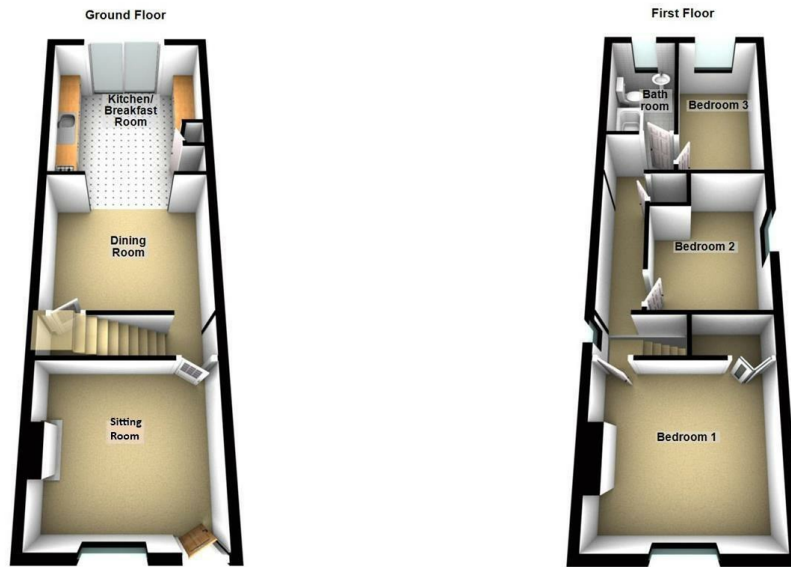
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.



Floor Plan



4 Belmont Road, Malvern

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